

# **PLANNING COMMISSION**

## **AGENDA**

### **September 16, 2021**

#### **Open Planning Commission Meeting**

#### **Meeting Minutes Approval**

August 19, 2021 Meeting Minutes Approval

#### **Public Comments:**

#### **New Business:**

##### **Kreider Farms Poultry Operation, Pleasant View Road/Homestead Road**

Review revised HOP plans with response letter received on July 12, 2021.

Jim Milot provided a review letter dated August 12, 2021.

Randall Hoover provided a letter dated August 16, 2021, requesting various waivers.

August 30, 2021 BOS granted waivers as requested.

September 10, 2021 – New plan package received from Team Ag in order for LCPD to be removed from this process.

**Action Required: Accept the plan for review.**

Escrow funds will be calculated by Sheila Seaman and information relayed to Team Ag for payment.

##### **Linda Groh, 17 Wolf Lane – Stormwater Management - Exemption Plan**

ZP App – Submitted 07/19/2021 – Pending

Permit for Sewage Issued 07/07/2021 (needs address corrected)

SWM – Exemption Plan submitted 09/09/2021

**Action Required: Accept the plan for review.**

#### **Old Business:**

##### **Dalton Himmelberger, 10387 Jonestown Road – Poultry Operation**

Accepted Plan for review August 19, 2021 (Expiration Date – November 17, 2021)

Lebanon County Planning Department – 09/08/2021 Comment Letter Received

John Poff will provide a review letter.

**Action Required: As advised by John Poff's review.**

##### **Kevin & Shen Kreiser, 33 Crooked Road – Stormwater Management - Exemption Plan**

Accepted Plan for review August 19, 2021 (Expiration Date – November 17, 2021)

Lebanon County Conservation District – Plan Approval Letter Received, Dated 08/18/2021 (Good until 08/19/2023)

Contractor (ISM Construction) submitted ZP App on 09/07/2021, Pending

Address Assignment requested – Address Assigned as 33 Crooked Road on 09/07/2021

Driveway Permit requested – Permit Issued 09/07/2021

New Email received 09/14/21 – Stormwater Ex Plan, E&SC Plan, Draft SW Ex Agreement and Approval Letter from LCCD

John Poff will provide a review letter.

**Action Required: As advised by John Poff's review.**

##### **Hanover Logistics Warehouse Land Development Plan**

Received a revised plan on July 13, 2021. BOS approved a request for plan extension that will expire on September 27, 2021.

John Poff issued Comment Letter dated June 17, 2021. Submission #3 received June 10, 2021

Request for plan extension to July 19, 2021 received by McNeas Law Office on May 12, 2021.

County Planning Comment Letter dated March 4, 2021 received. Received Comment Letters from John Poff and Jim Milot dated March 18, 2021.

John Poff issued a new Comment Letter dated August 19, 2021.

John Poff and Colleen Gallo had phone conference scheduled for 9/10/21 @ 11 am.

Submitted updated plan on 09/14/2021.

John Poff will provide a review letter.

**Action Required: As advised by John Poff's review...Conditional approval?**

**Don Allison, 10575 Allentown Blvd – Small Flow Treatment Facility Land Development**

John Poff issued Comment Letter dated June 17, 2021.

A Notice of Violation was issued on July 13, 2021 (re. deer carcasses) by the Zoning Officer with a compliance date of August 13, 2021.

Plan accepted for review upon the formal submission with application review fee which was received on May 25, 2021.

Plan extension request received August 12, 2021.

60-day extension granted on August 30, 2021 by BOS. (Expiration Date – October 29, 2021)

Attorney Gallo sent email 09/03/2021 advising of conversation with Dave Siminitus, LCPD, regarding the status of this case.

John Poff and Colleen Gallo had phone conference on 9/10/21 @ 11 am.

**Action Required: Awaiting response from Property Owner's Consultant**

**Jeff & Tina Herbst, 25 Woods Lane – Stormwater Exemption Request**

At the June Township meeting the Board of Supervisors approved to proceed with a Stormwater Exemption request.

John Poff issued Comment Letter dated June 17, 2021.

Plan accepted for review at the May 20, 2021 meeting. John Poff provided verbal comments at the May meeting.

Request for time extension for plan review received on August 11, 2021.

August 12, 2021 – E & S letter received from County Conservation Office.

August 19, 2021 – John Poff issued Review Letter #2.

August 30, 2021 – BOS granted conditional plan approval based on John's August 19, 2021 review letter.

**Action Required: Awaiting O & M Agreement and Security from the Property Owner**

**Masayo Mesler, 55 Appalachian Drive - Stormwater Plan for SFD**

John Poff issued Comment letter dated July 15, 2021.

Revised plans received on June 14, 2021.

BOS approved the 180-day **FINAL extension that will expire on September 30, 2021**. The BOS stated this is the final extension that will be granted.

Review Comment letter from Light-Heigel dated February 5, 2021. Letter dated January 27, 2021 was received from Williams Site Civil representing neighboring property owners, Brent Gephard and Mark Heisey concerns. Lebanon County Conservation District letter dated December 30, 2020 confirmed the revised plan has been reviewed and is adequate to meet the erosion control requirements.

Meeting held on August 12<sup>th</sup> at Township Bldg. (J. Poff, D. Grubb, C. Gallo represented EH Twp)

John Poff will issue a new review letter dated August 19, 2021 – A review letter was not completed for 8/19/21.

Attorney Gallo to review Draft Easement Agreement sent to her by Tucker Hull in 08/19/21 email.

**Action Required: John Poff will advise.**

**Indiantown Gap National Cemetery Expansion – Honor Engineering Co.**

Plan accepted for review at the July 15, 2021 meeting. (Expiration Date – October 13, 2021)

August 9<sup>th</sup> – Colleen Gallo and Brad Youst had phone conference with officials from the cemetery.

August 9<sup>th</sup> – Brad Youst provided information by email to cemetery officials related to connection to the Ono Sanitary Sewer Line.

Brad Youst is working with Cemetery Officials regarding meter types for calculating sewer usage.

**Action Required:**

**Conrad's Ole Mill, 603 Mill Road/Rt. 934, Stormwater Plan – Penn Terra Engineering**

Township Solicitor sent James Conrad a letter dated July 14, 2021 stating engineering fees due are delinquent. The Township will not review future plans until this amount is paid.

*On hold* - John Poff is coordinating a meeting with Light-Heigel, Lebanon County Conservation District, Karl Kerchner, Jamie Conrad and his consultant.

John Poff and Marty Sowers met with Jamie Conrad briefly on site. Recent office trailer addition investigated.

The first plan draft received by Penn Terra Engineering on April 7, 2020.

Expansion of parking lot requires a Zoning Permit Application. Mark Magrecki, Penn Terra Engineering submitted E&S Plan, PCSM Plan and Drainage Plans to John Poff on January 22, 2021. The Township did not receive copies. A formal stormwater plan application with fees was not submitted.

**Action Required: John Poff will contact property owner to discuss how they need to proceed.**

**Large Solar Farms on agricultural zoned areas – Steve Dellinger, Hanover Engineering****Transit-Oriented Facilities (warehouse and distribution) – Steve Dellinger, Hanover Engineering**

**Monthly Zoning Permits Review**

Note: Susquehanna Dogs submitted a permit for a 2.8M expansion. The expansion plan was approved by County Planning, NPDES permit and the sewer module are already approved.

**Other Business:**

**Future Topics:** I-81 Proposed Development and Intermodal Truck Parking; Airbnb; Microbreweries/Distilleries/Wineries; Bulk Water Extraction

**Upcoming Meeting Dates:**

Board of Supervisors  
Planning Commission

Monday, September 27, 2021 @ 7:30 p.m.  
Thursday, October 21, 2021 @ 7:30 p.m.

**Plan Expiration Dates:**

Hanover Logistics, Plan Extension Expires  
Masayo Mesler, 55 Appalachian Drive FINAL Extension Expires  
National Cemetery - Expansion Plan Expires  
Don Allison, 10575 Allentown Blvd. – Small Flow Treatment Facility  
Dalton Himmelberger – 10387 Jonestown Road - Poultry Operation  
Kevin Kreiser – 33 Crooked Road – SWM Ex

September 27, 2021  
September 30, 2021  
October 13, 2021  
October 29, 2021  
November 17, 2021  
November 17, 2021

**Adjourn**